

West Moor Drive, Cleadon, Sunderland

£370,000











This attractive detached house occupies a superb cul-de-sac position within the highly sought after village of Cleadon. Internally the property is accessed via an entrance porch, there is a reception hall with staircase to the first floor, a spacious lounge / dining room, a delightful conservatory and a kitchen, along with a cloakroom/wc completing the ground floor accommodation. On the first floor there are three bedrooms, a separate wc and an impressive bathroom, incorporating both a bath and a shower cubicle. Externally, there is a garden to the front with a block-paved driveway, an integral single garage and a wonderful garden to the rear, laid mainly to lawn with a patio and established borders. The property is ideally placed for the amenities available in Cleadon Village with cafes, restaurants, bars and shops, as well as schools. It is also well located for transport connections by road and also the Metro system, making it ideal for those who wish to commute through to Newcastle upon Tyne. With no upper chain involved, we highly advise arranging a detailed inspection to appreciate this wonderful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch




Double glazed windows to front and side elevations. UPVC inner door to hall.

Reception Hall




Radiator and stairs to first floor.

Lounge/Dining Room






Double glazed window to front elevation, radiator and feature fireplace. Double glazed window and UPVC door to conservatory. Door to Kitchen.

Kitchen





Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space for oven, fridge freezer and washing machine. Double glazed window and UPVC door to rear elevation.

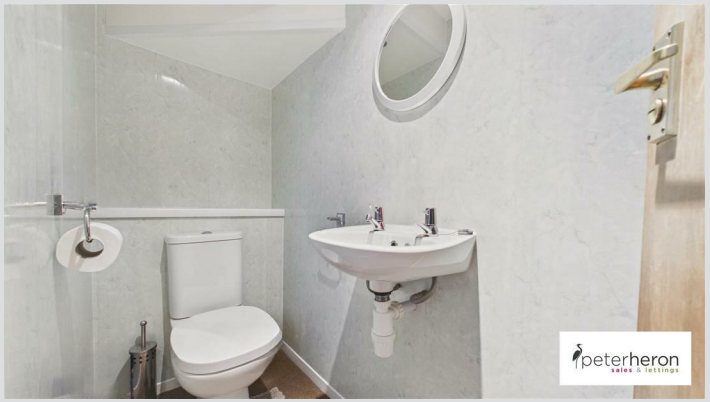
Conservatory





Double glazed windows and UPVC French patio doors to rear elevation. Radiator.

Cloakroom/WC



Low level wc and wash basin.

First Floor Landing




Double glazed window to front elevation and access point to loft.

Bedroom 1




Double glazed window to rear elevation and radiator.

Bedroom 2




Double glazed window to front elevation and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3




Double glazed window to rear elevation and radiator.

Bathroom




Bath with shower over, cubicle with dual head waterfall shower and wash basin. Chrome heated towel rail and two double glazed windows.

Seperate WC



Low level wc and double glazed window to rear.

Outside







Attractive garden with block paved driveway providing off street parking leading to attached garage whilst to the rear there is a good size garden mainly laid to lawn with block paved seating area. Greenhouse and gate to access the front of the property.

Garage
Access via electric roller shutter door

Council Tax Band
The Council Tax Band is Band D.

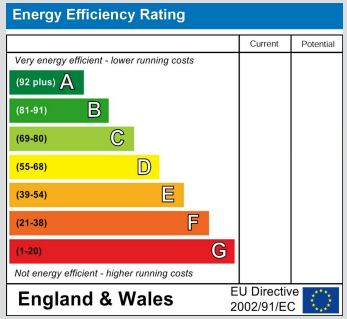
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

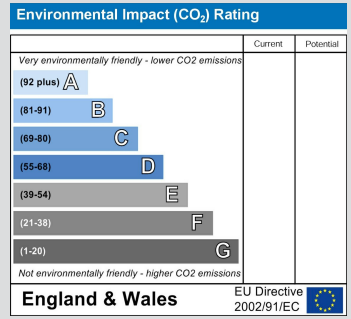
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To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

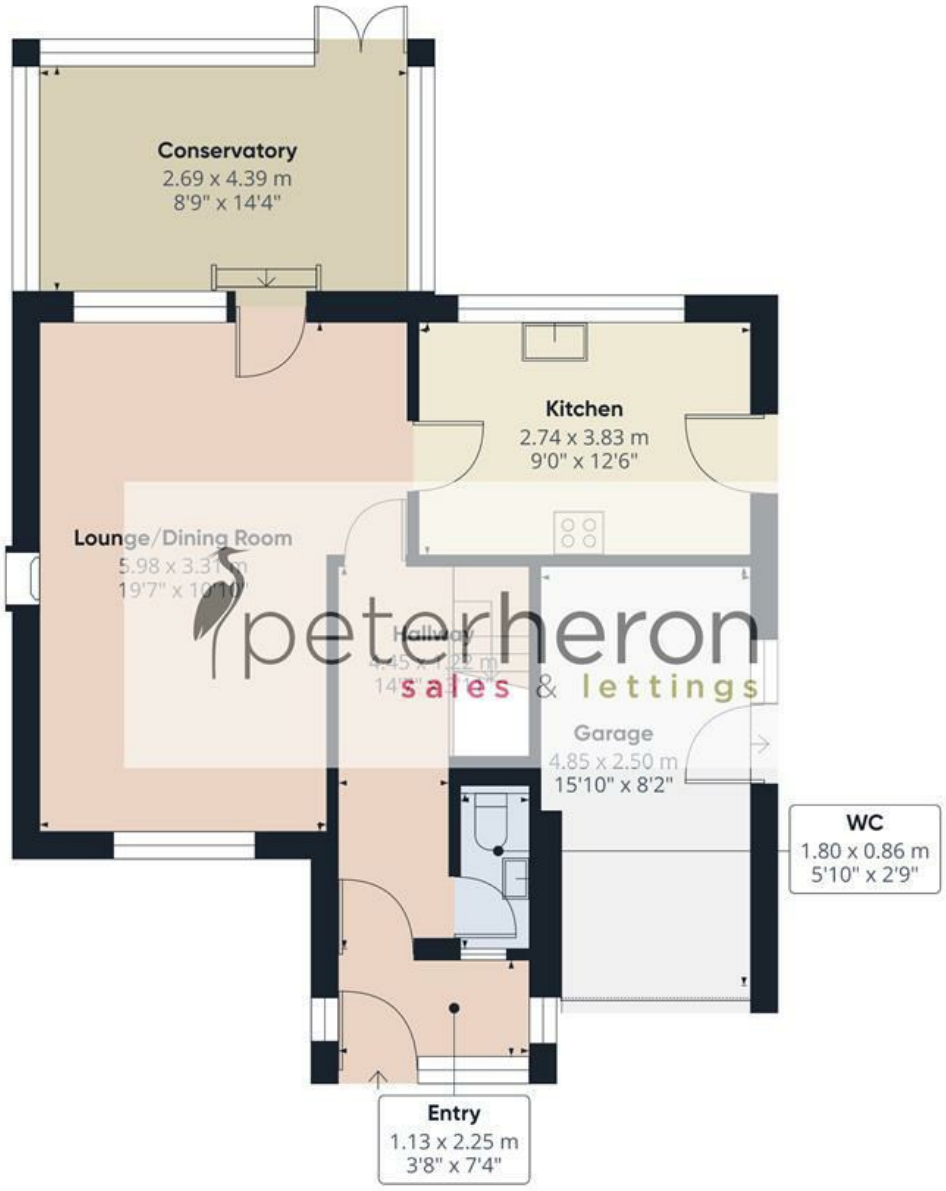
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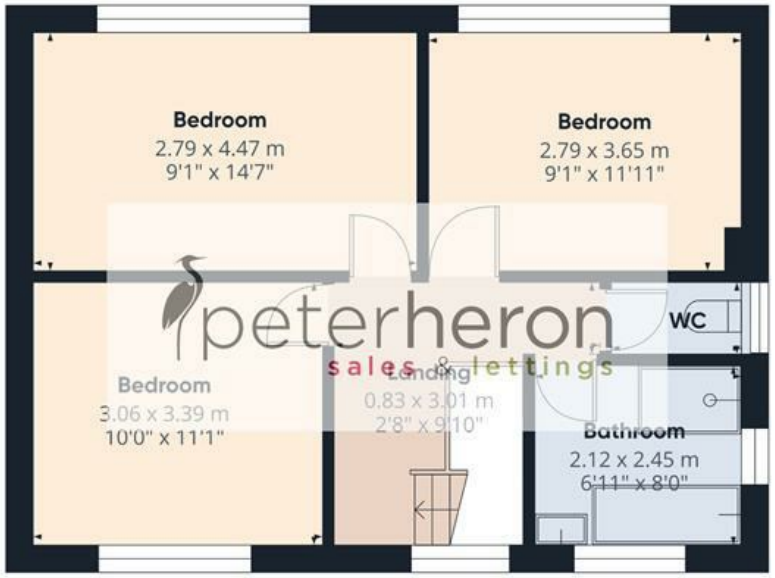


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor



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Approximate total area(1)

115.9 m²

1247 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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